065.0	0004	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 913,800 / 913,800
					USE VALUE: 913,800 / 913,800
					ASSESSED: 913,800 / 913,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
211		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEWMAN ALISON B
Owner 2:	GONCALVES NUNO
Owner 3:	
Street 1:	211 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PSIAKIS LAZOS TRUSTEE -
Owner 2:	LAZOS PSIAKIS IRREVOCABLE TR -
Street 1:	211 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,376 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1860, having primarily Asbestos Exterior and 2849 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11376.000	429,600	4,600	479,600	913,800
Total Card	0.261	429,600	4,600	479,600	913,800
Total Parcel	0.261	429,600	4,600	479,600	913,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.80 | /Parcel: 320.8

Legal Description

User Acct 41742

GIS Ref

GIS Ref

Insp Date 06/11/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 065.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	430,200	4600	11,376.	479,600	914,400	914,400	Year End Roll	12/18/2019
2019	104	FV	436,300	4600	11,376.	445,300	886,200	886,200	Year End Roll	1/3/2019
2018	104	FV	436,300	4600	11,376.	445,300	886,200	886,200	Year End Roll	12/20/2017
2017	104	FV	409,500	4600	11,376.	390,500	804,600	804,600	Year End Roll	1/3/2017
2016	104	FV	409,500	4600	11,376.	356,300	770,400	770,400	Year End	1/4/2016
2015	104	FV	365,400	4600	11,376.	315,200	685,200	685,200	Year End Roll	12/11/2014
2014	104	FV	365,400	4600	11,376.	298,000	668,000	668,000	Year End Roll	12/16/2013
2013	104	FV	380,000	4600	11,376.	283,700	668,300	668,300		12/13/2012

!5610!

PRINT

Date	Time
12/10/20	20:28:24

LAST REV

Date	Time
08/20/19	13:32:31
apro	
5610	

USER DEFINED

Prior Id # 1:	41742
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PSIAKIS LAZOS T	72069-472	1	12/28/2018	Change>Sale	840,000	No	No		
PSIAKIS LAZOS,	54939-279		7/2/2010	Convenience	1	No	No		
	12612-589		4/9/1974		46,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2019	396	Add Bath	16,360	C				
3/23/2019	395	Inter Fi	23,000	C				kitch & bath reno
4/15/2010	319	Manual	18,000	C				RETAINING WALL AT

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2009	Measured	189	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11376		Sq. Ft.	Site		0	70.	0.60	12			Med. Tr	-10					479,608						479,600	

Total AC/HA: 0.26116 | Total SF/SM: 11376 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 479,608 | Spl Credit | Total: 479,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.06224966
Const Adj.:	0.93100190
Adj $ / SQ:	158.233
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622544
Depreciation:	192989
Depreciated Total:	429556

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	2	
Totals			
2	13	5	

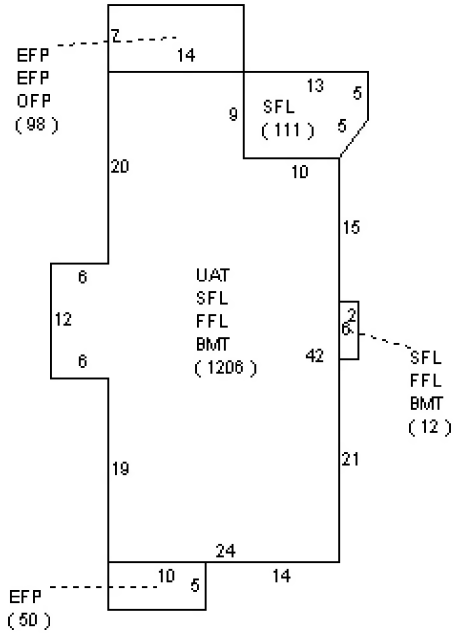
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	158.23
Special Features:	0	Val/Su Net:	97.39
Final Total:	429600	Val/Su SzAd	168.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,329	158.230	210,292
BMT	Basement	1,218	47.470	57,818
FFL	First Floor	1,218	158.230	192,728
UAT	Upper Attic	302	110.760	33,395
EFP	Enclos Porch	246	35.650	8,770
OFP	Open Porch	98	31.040	3,042

Net Sketched Area:	4,411	Total:	506,045
Size Ad	2547	Gross Are	5315	FinArea	2849
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X22	F	AV	1925	19.18	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600